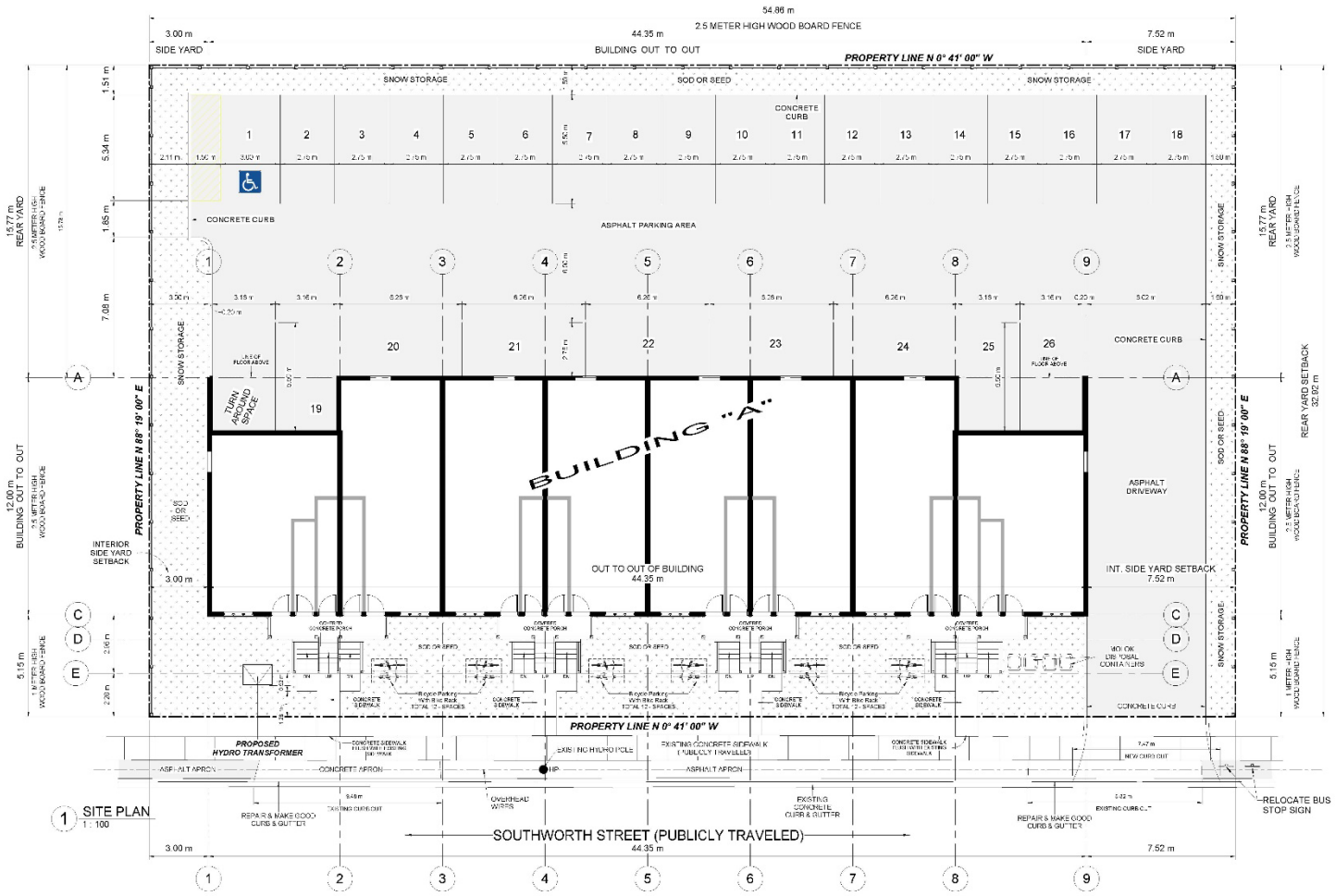
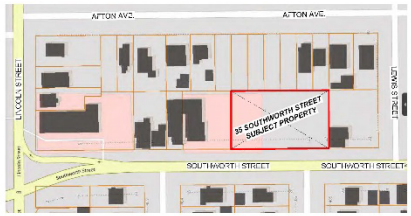


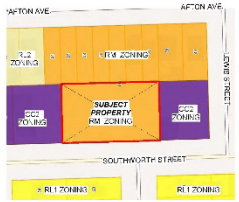
1 SITE PLAN
1 : 100

Name of Practice:	JASON PIZZICAROLA DESIGN - ARCHITECTS INC 209 RIDGE ROAD N, RIDGEWAY, ONTARIO, L0S 1N0 T: 905-894-8300 F: 905-894-8400 e-mail : jpizzicarola@jpdesign.ca
Name of Project:	35 Southworth St, Welland, ON L3B 1Y1
Location:	35 Southworth St, Welland, ON L3B 1Y1

Item	Ontario Building Code Data Matrix Parts 3 or 9		Building Code Reference (References are to Division B unless noted [A] for Division A or [C] for Division C)	
1	Project Description:	■ New ☐ Addition ☐ Alteration ☐ Change of Use ☐ Part 11	☐ Part 3 1.1.2. [A]	■ Part 9 1.1.2. [A] & 9.10.1.3.
2	Major Occupancy(s)	C — RESIDENTIAL OCCUPANCY	3.1.2.1.(1)	9.10.2.
3	Building Area (m²)	Existing ____ New 582.00 sq.m Total 582.00 sq.m	1.4.1.2. [A]	1.4.1.2. [A]
4	Gross Area	Existing ____ New 2245.00 sq.m Total 2245.00 sq.m	1.4.1.2. [A]	1.4.1.2. [A]
5	Number of Storeys	Above grade 3 Below grade 1	1.4.1.2. [A]3.2.1.1.	1.4.1.2.[A] & 9.10.4
6	Number of Streets/Fire Fighter Access 2		3.2.2.10. & 3.2.5.	9.10.20.
7	Building Classification 3.2.2.47. Group C, up to 3 Storeys		3.2.2.20.-83	9.10.2.
8	Sprinkler System Proposed	☐ entire building ☐ selected compartments ☐ selected floor areas ☐ basement ☐ in lieu of roof rating ■ not required	3.2.2.20.-83 3.2.1.5. 3.2.2.17. INDEX	9.10.8.2. INDEX
9	Standpipe required	☐ Yes ■ No	3.2.9.	N/A
10	Fire Alarm required	☐ Yes ■ No	3.2.4.	9.10.18.
11	Water Service/Supply is Adequate	■ Yes ☐ No	3.2.5.7.	N/A
12	High Building	☐ Yes ■ No	3.2.6.	N/A
13	Construction Restrictions Actual Construction	☐ Combustible permitted ☐ Combustible	☐ Non-combustible required ☐ Non-combustible ■ Both	3.2.2.20.-83 ■ Both	9.10.6.
14	Mezzanine(s) Area m²		3.2.1.1.(2)-(8)	9.10.4.1.
15	Occupant load based on: MAXIMUM 2 PERSONS PER SLEEPING ROOM	☐ m²/person ■ design of building	3.1.17.	9.9.1.3.
16	Barrier-free Design	☐ Yes ■ No (Explain) ONE FAMILY DWELLING	3.8.	9.5.2.
17	Hazardous Substances	☐ Yes ■ No	3.3.1.2. & 3.3.1.19.	9.10.1.3.(4)



2 KEY PLAN
1" = 100'-0"



3 ZONING MAP
1" = 100'-0"

SITE DATA

LOT AREA = 1806.00 m² = 100%
BUILDING "A" AREA = 532.20 m² = 29.47%
LANDSCAPING AREA = 366.70 m² = 20.30%
ASPHALT PAVED AREA = 860.79 m² = 47.66%
CONCRETE PAVED AREA = 46.31 m² = 2.56%

7.3 Regulations for Residential Zones
The regulations for lots in Residential Zones are set out in Table 7.3.1. No person shall within any Residential Zone use any lot or erect, alter or use any building or structure, except in accordance with the following Zone regulations.

Table 7.3.1: Regulations for Residential Zone
RM - MULTIPLE DWELLING

ZONING REGULATIONS	ZONING REQUIREMENTS	ZONING PROVIDED	ZONING COMPLIANCE
(a) Minimum lot area	NA	1806.0 m²	YES
(b) Minimum lot frontage	**15 m**	**54.86 m**	**YES**
(c) Minimum front yard depth	4.5 m	4.5 m	YES
(d) Minimum interior side yard width	**3 m**	**3 m (North) 7.52 m (South)**	**YES**
(e) Minimum exterior side yard width	4 m	not applicable	not applicable
(f) Minimum rear yard depth	**7.5 m**	**15.75 m**	**YES**
(g) Maximum height of building	20 m	11.92 m	YES
(h) Maximum lot coverage	**55 %**	**29.47 %**	**YES**
(i) Minimum landscape area	20 %	20.30 %	YES
(j) Parking spaces	**1 space per unit**	**26 spaces**	**YES**

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e-mail jpizzicarola@jpdesign.ca

CERTIFICATE OF PRACTICE : # 4063

ONTARIO ASSOCIATION OF ARCHITECTS
JASON MATTHEW PIZZICAROLA
LICENCE 5872

N E S W

APPROVED
April 17th, 2024
PLANNING AND DEVELOPMENT SERVICES

No.	Description	Date
1	SITE PLAN REVISION FOR ZONING COMPLIANCE	2.22.2023
2	Site Plan Submittal	4.5.2024

PROPOSED 26 MULTIPLE DWELLINGS

35 SOUTHWORTH STREET, WELLAND

FOR WOOD PRODUCTS

SHEET TITLE
SITE PLAN

DRAWN BY: J.C.P. APPROVED: J.P.D.
SCALE: As indicated JOB #: 23097
SHEET NO: A1.01

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